

T10N-R02W-20_0000_MCS

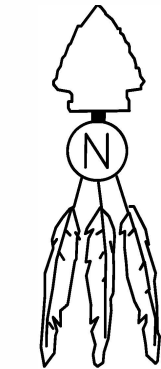
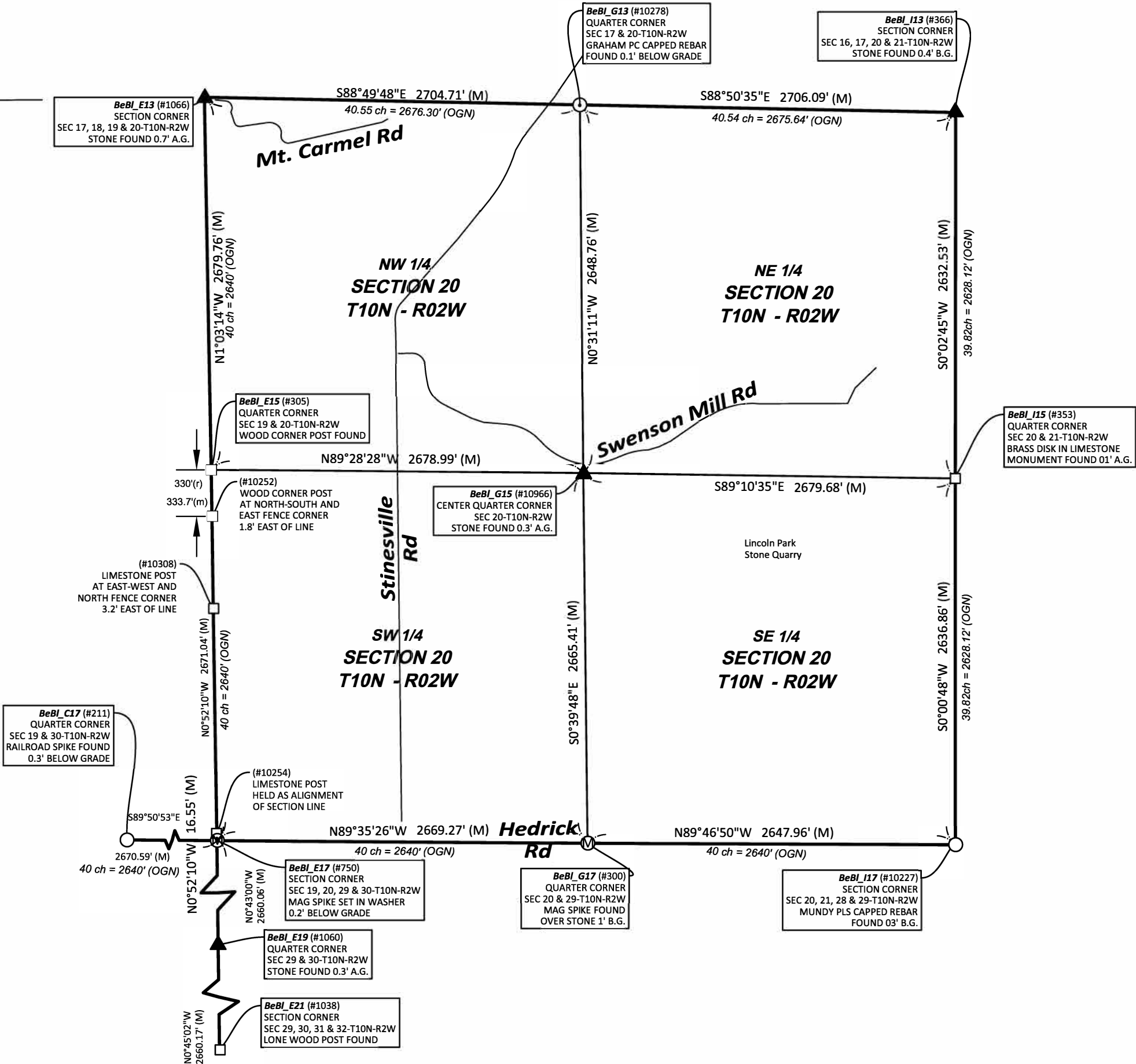
PLAT OF SECTION CORNER PERPETUATION SURVEY

SECTION 20- T10N - R02W

Bean Blossom Township * Monroe County, Indiana

RSID006513

Recorded as Instrument Number:
2025011046.IN



400
SCALE: 1" = 800'

CERTIFICATION:

I hereby certify that to the best of my knowledge, ability and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on August 19, 2025.

Michael E. Sheppard

Michael E. Sheppard
Professional Surveyor
No. 20100021
State of Indiana
msheppard@co.monroe.in.us



NOTES:

- Field work was performed in August 2024 thru March 2025.
- This document is not complete without the associated report of survey.
- Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:

(M)	Measured Distance	B.G.	Below grade
(R-1884)	Record Distance	⊙	Harrison Monument
(OGN)	Original Government Notes	⊗	Iron Monument Found
(C)	Calculated Distance	●	Iron Monument Set
(CR)	Calculated from Record	⊙	Iron Pipe Found
RICH_U17	Corner Reference ID	Ⓜ	Mag Nail / Mag Spike
(#283)	Survey Point Number	□	Post Found
A.G.	Above grade	▲	Stone Found
		—	Line not to scale

SHEET
1
OF
3
Project: 2024-004
Field work by: MES, JMG & WEP
Drawn by: JMG
Reviewed by: MES, TER & SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 20-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

MONUMENTS FOUND OR SET:

Monuments and corners evaluated in the process of this survey, the theory of location used to accept or establish these monuments and corners, and the surveyor’s opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_E13, Northwest corner Section 20 aka Northeast corner Section 19 aka Southeast corner Section 18, aka Southwest corner Section 17, Township 10 North Range 2 West (#1066) 0.5’ by 0.5’ Limestone with X across top, found 0.7’ above ground, near the top of a roadside bank on the north side of Mt. Carmel Road. The stone is believed to be the monument, or at least at the location of the monument set in 1854 by James Woodburn Deputy Surveyor, in Legal survey Book 1, page 267. Mr. Woodburn did not record the characteristics of the monument he set, or his method of establishment for setting it, but I presume with him being within 40 years of when the original post being set, that he had references to work from. Due to the existence of a second limestone that has potential corner stone characteristics, being found North 11 degrees East, 7.0’, I would consider the stone at #1066 having a maximum uncertainty of 7’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G13 North quarter corner Section 20 aka South quarter corner Section 17 Township 10 North Range 2 West (#10278) Graham PC capped rebar found with top 0.1’ above ground on a wooded ridge top. Instrument #2003002897 in the Monroe County Recorder’s Office, Tract 14 refers to a survey by C.D. Graham dated January 20, 2003 as its basis and though the description does not call for monuments, when compared to monuments found this survey at other Section corners, which Section corners are called out in said description, this rebar agrees with the geometry of the description and thus appears to have been set in said survey. I contacted Mr. Graham and the attorney’s office that prepared the deed, but have not yet been able to obtain a copy of said survey. The found rebar at #10278 is ±0.3’ South of a straight line between the stones found at the Southeast corner Section 17/Northeast corner section 20 (#366 BeBl_I13) and the stone found at the Southwest corner Section 17/Northwest corner section 20 (#1066 BeBl_E13) and ±1’ West of where proportionate measurement would place it between said stones considering the original dimension of the East half of the Section line to be 40.54 chains and the original dimension of the West half of the Section line to be 40.55 chains or ±0.7’ West of where proportionate measurement would place it between said stones considering it was originally placed at average distance between the Section corners as the original notes also cite. Therefore, this rebar, in my opinion, bears a maximum uncertainty of 0.5’ north-south and 1.5’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I13 Northeast corner Section 20 aka Southeast corner Section 17, aka Southwest corner Section 16, aka Northwest corner Section 21 Township 10 North Range 2 West (#366) cross ground on jagged, broken top, 0.2’ below ground, of limestone that is smooth cut and 0.6’ north-south by 0.6’ east-west square, beginning 0.4’ below ground. This stone, in my opinion, is clearly the monument used in a 1929 survey for Indiana Limestone Company, documented in this office in

RSID004892. The survey shows a circle symbol at this corner which symbol only shows in the legend as “monuments”. The words “RELOCATED BOUND” appear by the corner on the survey plat, perhaps indicating it was set in said survey. The alignment of the entire East line of Section 20 Township 10 North Range 2 West was based on this stone and the East quarter corner and Southeast corner of the Section have been held in numerous other surveys since then also. The second stone noted in this office (#10140) is 70’ West. The first documentation I found of this second stone is a tie sheet signed by Monroe County Surveyor Steven V Farkas dated April 18, 2001. Where this second stone came from and when and how it was set is not clear. A 2nd tie sheet was documented and filed in this office for this second stone, signed by Ben Bledsoe PLS, dated December 27, 2004, which is peculiar because he (Mr. Bledsoe) did a survey dated May 8, 1991 filed in RSID005618 that showed this Section corner calculated very close to where I found the old stone this survey. A third tie sheet was documented and filed in this office for the second stone by Monroe County Surveyor Kevin Enright dated June 15, 2006, this 3rd tie sheet was approved by the Monroe County Survey review board on July 18, 2006. I found a survey by Raymond Graham dated February 6, 2001, recorded in instrument #2001002605 in the Monroe County Recorder’s Office and indexed it as RSID005731 in the Monroe County Surveyors Office, where Mr. Graham did a survey to the North of the Section corner at BeBl_I13 and noted occupation lines pointing to a point 69.66’ East of the stone that had current ties at the time in this Office. Mr. Graham cites in his report:

A. REFERENCE MONUMENTS: Existing 4"x 4" stone found at supposed SW corner Section 16. This stone was recentley set by the unregistered County Surveyor in year 2000. However there was no documentation recorded to justify it's position for this stone monument. Rebar

I found no documentation the stone was set in 2000 by an unregistered County Surveyor, but did find it interesting that this survey documented it did not agree with occupation lines to the North and was amazed how close Mr. Graham’s 69.66’ dimension came to the stone I found, that he did not find. It would appear the house built on the parcel immediately to the South of the stone found this survey was built on a parcel that was laid out and described based on the newer stone. Which stone truly represents the most reliable location of the Post set in the original 1815 survey may be considered to have an uncertainty of up to 70’, though it is my opinion the stone known to have been in place in 1929 is the most reliable evidence of the corner’s original location. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I15 East quarter corner Section 20 aka West quarter corner Section 21 Township 10 North Range 2 West (#353) 3” diameter brass disk with engraving shown below found in top of 8” by 8” limestone monument 0.1’ above ground in the roots on the North edge of a 12” diameter dead Elm tree.



This stone appears to have been set in a 1929 survey for Indiana Limestone Company, documented in this office in RSID004892, online and equidistant between the Northeast and Southeast corners of the Section. At said 2 Section corners, the 1929 survey plat shows a circle symbol, which symbol only shows in the legend as “monuments”. The words “RELOCATED BOUND” appears by both Section corners on the survey plat, perhaps indicating they were set in said survey. A circle symbol also appears at this corner (BeBl_I15) and another circle symbol at the reference stone found ±50’ north of it. This monument has been the historically used and accepted monument controlling the quarter corner at BeBl_I15 since at least 1929. How close this is to the original post set in 1815 is undeterminable. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I17 Southeast corner Section 20 aka Southwest corner Section 21, aka Northwest corner Section 28, aka Northeast corner Section 29 Township 10 North Range 2 West, (#10227) Mundy PLS capped rebar found 0.3’ below and at the South edge of pavement of an east-west asphalt County Road known as Hedrick Road, at the East edge of a culvert under said Road. The rebar appears to have been set by the late Mike Mundy PLS in a survey by him dated February 4,1998, indexed as

RSID005630 in the Monroe County Surveyors Office. Said survey indicates Mr. Mundy set the rebar at the extension of and double the distance of a line beginning at the Brass disk in limestone monument at the Quarter corner between Sections 20 and 21 Township 10 North range 2 West (#353 BeBl_I15) and a brass disk in limestone monument at the 1/16th corner (BeBl_I16) between said BeBl_I15 and BeBl_I17. This would relocate the Section corner at a location shown as “RELOCATED BOUND” in a 1929 survey for Indiana Limestone Company, documented in this office in RSID004892. As such, this rebar is, in my opinion, the most reliable evidence of the original location of the Section corner at BeBl_I17 with an estimated uncertainty of 2’ east-west and an uncertainty of 8’ north-south, since it is ±8’ South of the center of an east-west road and is typically assumed the roads were centered on the Section lines, when they were originally built. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G17 South Quarter corner Section 20 aka North quarter corner Section 29 Township 10 North Range 2 West (#300) Mag Spike in Deckard Washer found 0.3’ below and in the approximate center of the asphalt surface of an east-west (dead end) asphalt County Road known as Hedrick Road, over a stone struck with a probe, 1’ below said road surface. The Spike is cited as set, on a survey by Eric Deckard, dated October 27, 2016, and recorded in instrument #2020014435 in the Monroe County Recorder’s Office (RSID004079 in the Monroe County Surveyors Office). In said survey the corner is designated letter G for report purposes, however G appears to have been left off the report and thus the monuments method of establishment is not documented in the report. I found an older (2011) survey in Monroe County Surveyor records and entered it as RSID005710, by BRG Survey Company (The survey is not signed by a surveyor). This survey shows a “IRREGULAR LIMESTONE FOUND 3” BELOW ASPHALT IN HEDRICK ROAD” at this corner. I noticed the Deckard survey tied into the same monuments as the BRG survey shows and appears to show the same geometry from these monuments to the Quarter Section corner. With a probe we were able to verify the Deckard Mag Spike is over a stone 1’ below asphalt. We struck the stone at this depth on 3 sides of the spike. Due to these findings and the spikes’ location relative to other monuments and occupation lines in and around the Section, it is, in my opinion, the most reliable evidence of the original location of the Quarter Section corner with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E17 Southwest corner Section 20 aka Northwest corner Section 29 aka Northeast corner Section 30 aka Southeast corner Section 19 Township 10 North Range 2 West (#750) Mag Spike inside a washer inscribed SHEPPARD PLS#20100021 set 0.2’ below and in the center of the asphalt surface of an east-west asphalt county road known as Hedrick Road. The Mag Spike was set in the physical center of the 17.2’ to 17.4’ wide asphalt surface of Hedrick Road as split by a tape with said centerlines intersection with a line from the wood corner post a half mile to the North (#305 BeBl_E15) through a limestone post (#10254), 16.5’ North of the center of said road. After looking at numerous factors that will be discussed hereon, it became evident, in my opinion, that this limestone post was placed by somebody with knowledge of the Section corner’s location to act as a witness and preserve its location. The center of the Road was held because numerous deeds to the West (Instrument #1975070426, 1987208592, 2021018137, etc.) call out the center of the road and the Section line as one and the same. A survey by Ben Bledsoe in RSID005618, calculated this corner ±50’ West of where it was set this survey. In his report, Mr. Bledsoe noted holding a fence as the controlling factor in his establishment of the Section corner; however, the fence he held was just a yard fence and the same people own the property on both sides of the Section line on both the North and South sides of the Road. If this corner was proportioned between the Quarter corner monuments East and West of it, it would be a mere ±0.7’ West of where it was set this survey. The extension of and double the distance of the monuments found a half mile and a mile South of this corner would create a point ±0.1’ North and ±1.6’ West of where it was set this survey. The extension of a South bound fence line intersects the Section line ±657.1’ West of the corner set this survey. The deed calls for a distance of 40 rods (660’) and Old Legal survey records show stones at this parcels Northeast and Southeast corners. The stone at its Southeast corner was found ±654.46’ West of the stone found at the East Quarter corner of the Section. For these reasons, it is my opinion that the method of establishment used to set the monument in this survey has a maximum uncertainty of 1.6’ north-south and 1’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E15 West Quarter corner Section 20 aka East Quarter corner Section 19 Township 10 North Range 2 West (#305) Wood Railroad tie post in concrete, at the corner of South and West bound fence lines. The west bound fence line begins with a gate attached to the post. The post has a Bynum Fanyo PLS capped rebar near its Northeast base. The Graham survey in

RSID005128 cites the Bynum Fanyo capped rebar that was found 0.7’ from the center of the post as marking the corner. Said survey contains no report to explain a theory of location for this finding. I contacted Charles D Graham PLS, who signed the survey, by email on 02/14/2025 and again on 02/28/2025 asking if he could provide a surveyor’s report for his survey or at least give me an explanation of why he set the rebar over holding the existing post. My correspondence was never returned. I can see no logical reason to accept the rebar set in 2023 over the long-standing occupation corner post. The Bledsoe survey in RSID005618 cites setting a rebar significantly West of the corner post. We Looked for this rebar and found its location would have been in an old pile of tires. I have suspicions Mr. Bledsoe did not actually visit this location and calculated his location based on a yard fence that he thought was a Section line fence in the vicinity of the Section corner to the South as will be discussed in the BeBl_E17 reference card. The post found at BeBl_E15 is ±4.3’ East of a straight line from the stone a half mile North (BeBl_E13) to a limestone post a half mile South, that was held for alignment of the Section line (see BeBl_E17) and 4.3’ South of an equidistant split between said stone at BeBl_E13 and the Mag Spike set at BeBl_E17. Deed distances would place the parcel corner near the corner post (#10252) located 333.7’ South of the post found at BeBl_E15 at 20 rods (330’). For these reasons, it is my opinion that the maximum uncertainty associated with the location of the post found at BeBl_E15 is 4.3’ north-south and 4.3’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G15 Center Quarter corner Section 20 Township 10 North Range 2 West (#10966) 0.3’ north-south by 0.5’ east-west limestone found with top 0.3’ above ground and a 1” drill hole in the approximate center of it. 1 ½’ North of an old South and West fence intersection and 0.6’ Northwest of a 0.3’ by 0.3’ cut limestone with the letter S engraved in top of it found 0.5’ above ground. The found stone is believed to be the stone set in 1885 in Legal survey Book 2, page 411. It appears some surveyors have been using the cut limestone 0.6’ Southeast of this stone as the corner and the existence of this second stone is peculiar and does present a 0.6’ uncertainty in the corner’s location, though it is my opinion the stone held this survey is the older stone of the 2 stones.

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 20 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-004 Field work by: Michael E. Sheppard, William E. Phillips & Jason M. George Reviewed by: MES, TER & SRB Drawn by: JMG 	OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph <i>Monroe County Surveyor</i> 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyorsoffice@co.monroe.in.us
--	---	---	---

Bebl I-13
NE Corner Section 20

Certificate of Survey

I, the undersigned, hereby certify that the within plat is true and correct, to the best of my knowledge, representing a survey of real estate owned by the Indiana Limestone Company located only in Section 20, Township 10 North, Range 2 West, Monroe County, Indiana as described in Deed Record 76 pages 162-163 and Deed Record 76 pages 173-174 as recorded in the Office of the Monroe County Recorder on May 28, 1926, consisting of two parcels designated herein as Tract A and B and more particularly described as follows:

Tract A:

Commencing at the northeast corner of said Section 20; thence South 0 degrees 00 minutes 00 seconds East (assumed bearing) along the east line of said section 1,383.50 feet to the true point of beginning of this description; thence continuing South 0 degrees 00 minutes 00 seconds East along the east line of said section 781.00 feet; thence North 89 degrees 09 minutes 00 seconds West 1,341.08 feet; thence North 89 degrees 11 minutes 00 seconds West 1,173.36 feet; thence North 0 degrees 00 minutes 00 seconds West 189.75 feet; thence North 89 degrees 11 minutes 00 seconds West 167.60 feet; thence North 89 degrees 36 minutes 00 seconds West 501.75 feet; thence South 0 degrees 49 minutes 00 seconds West 189.75 feet; thence North 89 degrees 36 minutes 00 seconds West 743.10 feet; thence South 0 degrees 08 minutes 00 seconds East 11.50 feet; thence North 89 degrees 36 minutes 00 seconds West 92.00 feet to the west line of the Southeast Quarter of the Northwest Quarter of said section; thence North 0 degrees 08 minutes 00 seconds West along the west line of the Southeast Quarter of the Northwest Quarter of said section; thence North 89 degrees 28 minutes 59 seconds East along the south line of the Victor Oolitic Stone Company's property 2,624.87 feet; thence South 0 degrees 00 minutes 00 seconds East along the southerly line of the Victor Oolitic Stone Company's property 169.50 feet; thence North 85 degrees 00 minutes 00 seconds East along the southerly line of the Victor Oolitic Stone Company's property 1,181.50 feet to the westerly line of a tract of land referred to as a wood-yard in description No. Four (4) of Deed Record 22, page 62 as recorded in the Office of the Monroe County Recorder on September 30, 1889; thence South 19 degrees 18 minutes 46 seconds East along the westerly line of said wood-yard 2,194 feet to the south line of said wood-yard; thence South 89 degrees 28 minutes 59 seconds East along the south line of said wood-yard 132.00 feet to the easterly line of said wood-yard; thence North 19 degrees 18 minutes 46 seconds West along the easterly line of said wood-yard 16.00 feet to the southerly line of the Victor Oolitic Stone Company's property; thence North 85 degrees 00 minutes 00 seconds East along the southerly line of the Victor Oolitic Stone Company's property 76.34 feet to the true point of beginning of this description and containing 68.296 acres, more or less.

Tract B:

Beginning at the northeast corner of the Southeast Quarter of said Section 20; thence South 0 degrees 00 minutes 00 seconds East (assumed bearing) along the east line of said section 1,317.50 feet to the north line of the Southeast Quarter of the Southeast Quarter of said section; thence North 89 degrees 46 minutes 00 seconds West along the north line of the Southeast Quarter of the Southeast Quarter of said section 547.63 feet; thence South 0 degrees 27 minutes 32 seconds West 385.00 feet; thence North 89 degrees 46 minutes 00 seconds West 792.00 feet to the west line of the Southeast Quarter of the Southeast Quarter of said section; thence North 88 degrees 32 minutes 00 seconds West along the south line of the Northwest Quarter of the Southeast Quarter of said section 179.75 feet; thence North 0 degrees 03 minutes 56 seconds West 1,329.90 feet to the south line of the Southwest Quarter of the Northeast Quarter of said section; thence North 89 degrees 11 minutes 00 seconds West along the south line of the Southwest Quarter of the Northeast Quarter of said section 1.79 feet; thence North 0 degrees 04 minutes 10 seconds East 247.50 feet; thence South 89 degrees 11 minutes 00 seconds East 181.50 feet to the west line of the Southeast Quarter of the Northeast Quarter of said section; thence North 0 degrees 04 minutes 10 seconds East along the west line of the Southeast Quarter of the Northeast Quarter of said section 81.90 feet; thence South 89 degrees 09 minutes 00 seconds East 1,341.08 feet to the east line of said section; thence South 0 degrees 00 minutes 00 seconds East along the east line of said section 329.40 feet to the true point of beginning of this description and containing 64.428 acres, more or less.

Containing in all the above mentioned tracts 132.724 acres, more or less.

Subject to all easements made of record and subject to the occupancy of an ancient cemetery, the apparent boundaries of which are shown on the attached plat.

I further certify that the corners were established and monuments noted as found or set.

Certified this 30th day of September, 1977.

Warren T. Hobson
Warren T. Hobson
Registered Land Surveyor
No. 10030, State of Indiana

LEGEND

- 1 8" Sq. Cut Stone Monument Found
- 2 Old Stone Found
- 3 1" Iron Pipe Found
- 4 2" Iron Pipe 42" Long (Set)
- 5 2 1/2" Iron Pipe 42" Long (Set)
- 6 "V" Shivered on Ledge Rock (Set)
- 7 4" Sq. Cut Stone Monument (Found)
- 8 No Monument (Found)
- 9 Railroad Spike (Set) in Road
- 10 5/8" Steel Reinf. Bar 36" Long (Set)

INSET "A"

INSET "C"

INSET "E"

INSET "G"

INSET "B"

INSET "D"

INSET "F"

NO	DATE	ITEM

WARREN T. HOBSON & ASSOCIATES		SURVEY PLAT	
CONSULTING ENGINEERS		INDIANA LIMESTONE CO. PROPERTY SURVEY STINESVILLE, INDIANA	
INDIANAPOLIS, INDIANA	DATE	DRAWN	PROJECT NO.
	Sept. 30, 1977	G.J.H.	S-7748
		CHECKED	OF 1
		W.T.H.	

BB Sec 20

FILED

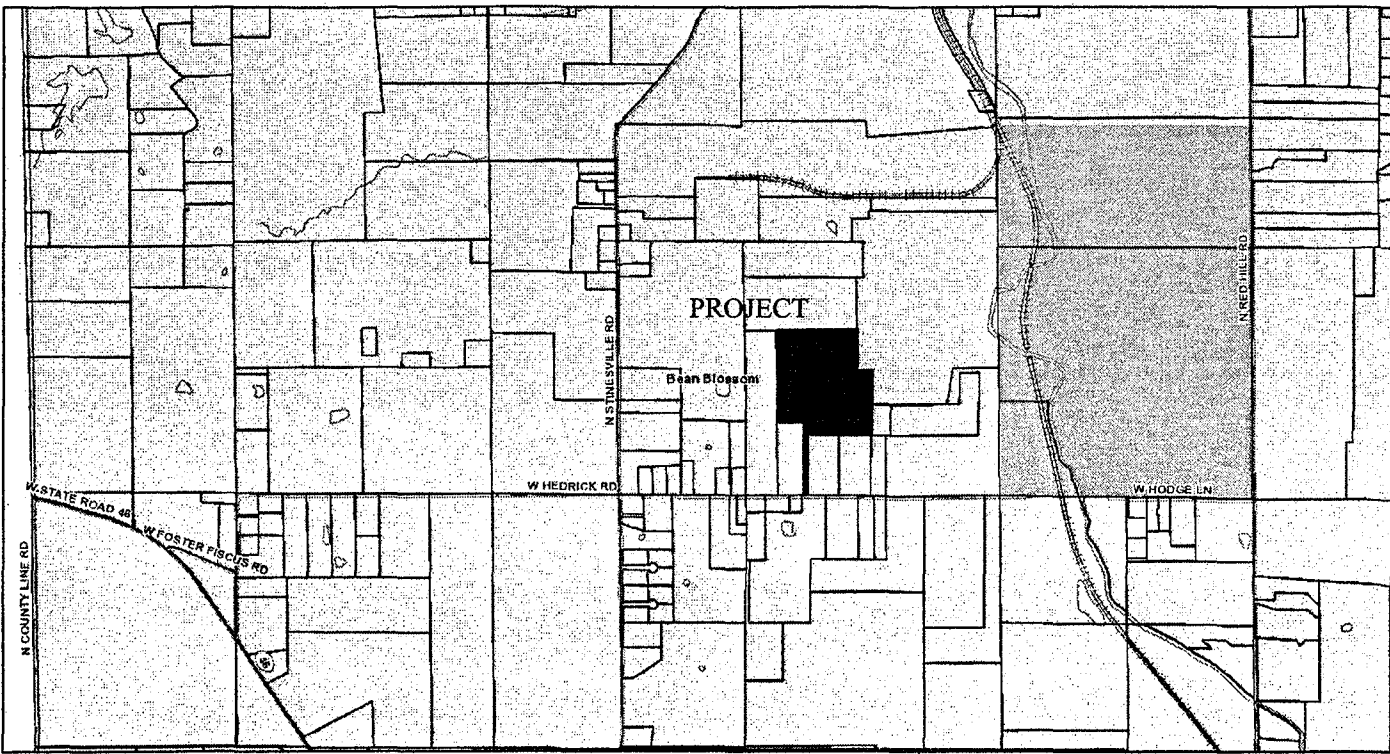
JUN 7 1978

J. L. Bowers
Auditor Monroe County, Indiana

Sec 20-10-2W

Ind. Limestone to Ind. Cal-Pro

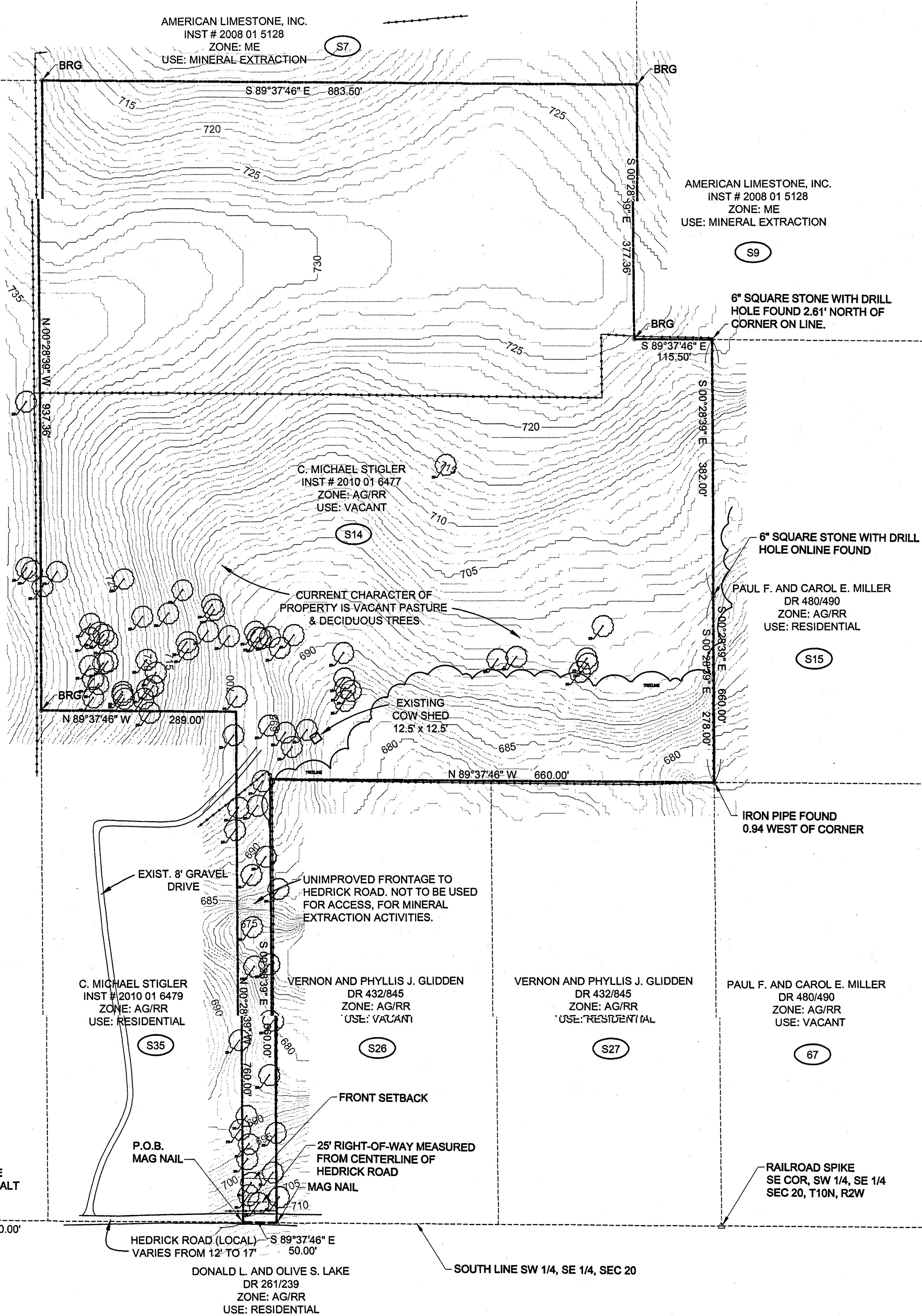
BB 20



LOCATION MAP
NO SCALE

REZONE EXHIBIT 'A' MINERAL EXTRACTION A PART OF THE SOUTHEAST QUARTER SECTION 20 T 10 N, R 2 W MONROE COUNTY, INDIANA.

AMERICAN LESTONE, INC.
INST # 2008 01 5128
ZONE: ME
USE: MINERAL EXTRACTION



Survey Description

Part of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows:

Commencing at southwest corner of the southeast quarter of Section 20 Township 10 North Range 2 West Monroe County, Indiana being marked by an irregularly shaped limestone beneath the pavement of Hedrick Road 3 inches; thence SOUTH 89 degrees 37 minutes 46 seconds EAST along the south line of the southwest quarter of the southeast quarter of said Section 20 a distance of 610.00 feet to the Point of Beginning being marked by a MAG Nail in Hedrick Road; thence NORTH 00 degrees 28 minutes 39 seconds WEST a distance of 760.00 feet to a 5/8 inch diameter rebar with yellow plastic cap stamped, "BRG 5092004", (BRG rebar); thence NORTH 89 degrees 37 minutes 46 seconds WEST parallel with said south line a distance of 289.00 feet to a BRG rebar; thence NORTH 00 degrees 28 minutes 39 seconds WEST a distance of 937.36 feet to a BRG rebar; thence SOUTH 89 degrees 37 minutes 46 seconds EAST a distance of 883.50 feet to a BRG rebar; thence SOUTH 00 degrees 28 minutes 39 seconds EAST a distance of 115.50 feet to a BRG rebar, (which lies SOUTH 00 degrees 28 minutes 39 seconds EAST a distance of 2.61 feet from a 6" square cut limestone with a drill hole found); thence SOUTH 00 degrees 28 minutes 39 seconds EAST, (Basis of Bearings assumed), a distance of 382.00 feet to a 6" square cut limestone with a drill hole; thence continuing SOUTH 00 degrees 28 minutes 39 seconds EAST a distance of 278.00 feet to a BRG rebar; thence NORTH 89 degrees 37 minutes 46 seconds WEST a distance of 660.00 feet to a BRG rebar; thence SOUTH 00 degrees 28 minutes 39 seconds EAST a distance of 660.00 feet to a MAG Nail on the south line of the southwest quarter of the southeast quarter of said Section 20 and in Hedrick Road; thence NORTH 89 degrees 37 minutes 46 seconds WEST along said south line and in Hedrick Road a distance of 50.00 feet, to the Point of Beginning containing 22.89 acres more or less.

Record Description

A part of the West Half of the Southeast Quarter of Section Twenty (20), Township Ten (10) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows: Beginning at a point on the South line of said West Half and in Hedrick Road East Six Hundred Ten (610.00) feet from the Southwest corner of the Southeast Quarter of said Section; thence leaving said road and South line North Seven Hundred Sixty (760.00) feet; thence West Two Hundred Eighty-nine (289.00) feet; thence North Nine Hundred Thirty-seven and Thirty-six Hundredths (937.36) feet thence East Eight Hundred Eighty-three and Fifty Hundredths (883.50) feet; thence South Three Hundred Seventy-seven and Forty-four Hundredths (377.44) feet; thence East One Hundred Fifteen and Fifty Hundredths (115.50) feet; thence South Six Hundred Sixty (660.00) feet; thence West Six Hundred Sixty (660.00) feet; thence South Six Hundred Sixty (660.00) feet to the South line of said Section and Hedrick Road; thence along said road and South line West Fifty (50.00) feet to the point of beginning. Containing Twenty-two and Eighty-nine Hundredths (22.89) acres, more or less.

NOTES:

- ACCESS TO THE SUBJECT PARCEL FOR THE PURPOSES OF MINERAL EXTRACTION ACTIVITIES SHALL NOT BE BY HEDRICK ROAD.
- MINERAL EXTRACTION ACTIVITIES ARE PROPOSED TO BE STAGED FROM THE CURRENT QUARRY SITE NORTH AND EAST OF THE PETITION SITE. ACCESS TO THOSE PARCELS ARE FROM STINESVILLE ROAD.
- UTILITIES ARE LOCATED ON OR ALONG HEDRICK ROAD.

PURPOSE:

THE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE THE PETITION PARCEL AS NOTED. THE REQUEST IS TO REZONE THE TRACT FROM AGRICULTURE/RURAL RESERVE TO MINERAL EXTRACTION.

0505-SAD-27
Grubb
8540 W. Hedrick
(S)

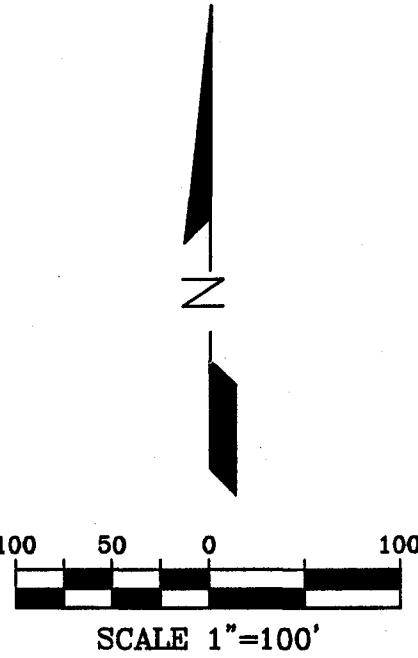
www.schneidercorp.com 846.973.7100

(ST)	STORM MH	(S)	SPIGOT	(R)	RECORDED B&D
(W)	WATER MH	(T)	T-POST	(M)	MEASURED B&D
(E)	ELEC. METER	(P)	PARKING SPACES	(C)	CALCULATED B&D
(CL)	CLEANOUT	(TR)	TRANSFORMER	(A.G.)	ABOVE GROUND
(G)	GAS METER	(V)	ELEC. VAULT	(B.G.)	BELOW GROUND
(V)	GAS VALVE	(PV)	PHONE VAULT	(C.T.)	CONF. TREE
(WV)	WATER VALVE	(VV)	VALVE VAULT	(D.T.)	DECD. TREE
(F)	FIRE HYDRANT	(A.U.)	AC UNIT	(S)	SHRUB
(SP)	SPR. HOOKUP	(PB)	PHONE BOOTH	(R.B.)	RISER-BOX
(SK)	SPRINKLER	(BF)	BIRD FEEDER	(TV.R.B.)	TV RISER-BOX
		(MB)	MAILBOX	(E.R.B.)	ELEC. RISER-BOX
		(PT)	PROP. TANK		
		(PB)	PARKING BLOCK		

HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-392-5544
CALL TOLL FREE
PER INDIANA STATE LAW 18-1-26
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



AG/RR SETBACKS:
FRONT = 25'
SIDE = 50' YARD SETBACK OR 15'
SETBACK FOR RESIDENTIAL
STRUCTURES OR ACCESSORY
STRUCTURES.
REAR = 50' YARD SETBACK OR 35'
SETBACK FOR RESIDENTIAL
STRUCTURES OR ACCESSORY
STRUCTURES.

ME BUILDING SETBACKS:
FRONT = 35' FROM R/W
SIDE = 50' YARD SETBACK
REAR = 50' YARD SETBACK

CURRENT ZONING:
SUBJECT: AG/RR
ADJOINERS: AG/RR & ME

OWNER
C. Michael Stigler
2510 Meadowlark Drive
Prospect, KY 40059
Phone: 502-992-3510

RECORD INFORMATION:
C. Michael Stigler
Tax Parcel # 001-09340-00
Plat # S14

FLOOD HAZARD AREA
COMMUNITY PANEL# 180444 0001 B
DATED: April 1, 1988

FIRE & POLICE DEPARTMENTS:
Bean Blossom Twp. Fire Department
Monroe County Sheriff's Department

SCHOOL DISTRICT:
Richland-Bean Blossom

HEDRICK ROAD
MINERAL EXTRACTION
REZONE EXHIBIT 'A'
FOR
C. MICHAEL STIGLER

SURVEYED BY: J.L. & J.G.
DRAWN BY: G.S.K.

CHECKED BY: B.G.
DATE: APRIL 2011

LAYOUT
PLAN

SHEET

Sheet 1 of 1

PROJECT NO.

7161

Contours where obtained from the IU Spatial Data Site.

AREA FOR COUNTY
RECORDER

SURVEYOR'S REPORT

In accordance with Title 865, IAC. 1-12 sections 1-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- A). (Variances) in the reference monuments
- B). (Discrepancies) in the record description and plats
- C). (Inconsistencies) in lines of occupation and;
- D). (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13' plus 100 PPM) as defined I.A.C. Title 865 ("relative positional accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

SUBJECT PROPERTY:

A Type "E" Administrative Subdivision was performed on the properties now or formerly owned by Indiana Quarries and Carvers, LLC (Instrument Number 2012017946), also John D. Steckling and C. Michael Stigler (Instrument Number 2016006362) as found in the Office of the Monroe County Recorder. The purpose of this survey is to retrace and adjust the boundary lines of the subject properties as located in Section 20, Township 10 North, Range 2 West, Monroe County, Indiana

REFERENCE MONUMENTS:

A). A stone was found marking the Northwest corner of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana. This monument was found to be referenced in a survey performed by Smith Quillman & Assoc. dated May 8th, 1991. This corner was found to have been originally perpetuated on April 1854 in survey book 1, page 267 by James Woodburn. This stone was accepted and held.

B). A 8" x 8" stone with drill hole (split in half) was found 0.5 feet above grade marking the Southwest corner of the land now or formerly owned by Indiana Quarries & Carvers, LLC. (Instrument Number 2012017943 - Tract II). This stone was found to be referenced as said corner in a survey performed by Smith Quillman & Assoc. dated May 8th, 1991 and was also found to be called for in the description for the land now or formerly owned by Miller (Deed Record 480, pages 492-492). This stone was accepted and held as said corner.

C). A 5/8 inch diameter rebar with cap stamped "BRG" was found 4 inches above grade marking the Southeast corner of the subject property. This rebar was found to have been set in a Rezone Exhibit performed by Bledsoe, Riggert & Guerrettaz for C. Michael Stigler (Project No. 7161) dated April 2011. This monument was found to agree with other monuments in the area and was accepted and held as said corner.

D). A 5/8 inch diameter rebar with cap stamped "BRG" was found flush with grade marking the Northwest corner of the land now or formerly owned by Glidden (Instrument Number 2013015134). This rebar was found to have been set in a Rezone Exhibit performed by Bledsoe, Riggert & Guerrettaz for C. Michael Stigler (Project No. 7161) dated April 2011. This monument was found to agree with other monuments in the area and was accepted and held as said corner. The record vs. measured distance between this monument and the monument described in line "C" is 660.00 feet vs. 659.97 feet respectively.

E). A 5/8 inch diameter rebar with cap stamped "BRG" was found 4 inches above grade marking the Northeast corner of the land now or formerly owned by Stigler (Instrument Number 2010016479). This rebar was found to have been set in a Rezone Exhibit performed by Bledsoe, Riggert & Guerrettaz for C. Michael Stigler (Project No. 7161) dated April 2011. This monument was found to agree with other monuments in the area and was accepted and held as said corner.

F). A nail in the side of an irregular shaped limestone was found 8 inches below grade in the centerline of W. Hendrick Road marking the Southwest corner of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana. This nail is believed to be referenced as said corner in surveys performed by Smith Quillman & Assoc. dated May 8th, 1991 and Bledsoe, Riggert & Guerrettaz for C. Michael Stigler (Project No. 7161) dated April 2011. A mag spike with washer was set above this nail and 2 inches below grade.

LINES OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

- 1). The centerline of W. Hendrick Road was found running east and west along the south line of the subject properties. This centerline meanders from 4.3 feet north of line at the east end to 0.0 feet north of line at the west end.
- 2). A wire fence was found running north and south along the west line of subject property (Steckling, Instr. 2016006362). This fence meanders from 5.6 feet west of line at the south end to 0.9 feet west of line at the north end.

INDIANA QUARRIES & CARVERS - TYPE "E" ADMINISTRATIVE SUBDIVISION
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20
TOWNSHIP 10 NORTH, RANGE 2 WEST
MONROE COUNTY, INDIANA

3). A wire fence was found running east and west along the north line of the subject property (Steckling, Instr. 2016006362). This fence meanders from 30.6 feet north of line at the west end to 39.1 feet north of line at the east end.

4). A wire fence was found running north and south along a portion of the 659.91 foot west line of subject property (Tract 1). This fence meanders from 0.8 feet west of line at the north end to 1.0 foot west of line at the south end.

5). A wire fence was found running east and west along the 659.97 foot south line of the subject property (Tract 1). This fence meanders from 0.0 feet south of line at the east end to 1.5 feet south of line at the west end.

6). A wire fence was found running north and south along the 659.84 foot east line of the subject property (Tract 1). This fence meanders from 2.9 feet east of line at the north end to 1.7 feet west of line at the south end.

7). A wire fence was found running north and south along the west line of the land now or formerly owned by Stigler (Instrument 2010016479). This fence meanders from 10.7 feet west of line at the south end to 4.3 feet west of line at the north end.

RECORD DESCRIPTIONS:

1). A deed gap was found along the north line of the subject property (Tract 1) between the land now or formerly owned by Indiana Quarries and Carvers, LLC (Instrument 2012017943). This gap is 24.0 feet at the west end and 15.5 feet at the east end.

2). A deed overlap was found between the subject property (Tract 1) and the land now or formerly owned by Indiana Quarries and Carvers, LLC (Instrument 2012017943). This overlap is 45.8 feet at the north end and 59.8 feet at the south end.

TRACT 1

A part of the West half of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a mag spike set marking the Southwest corner of the Southeast quarter of said Section 20; thence South 89 degrees 36 minutes 53 seconds East along the south line of said quarter for a distance of 610.18 feet to the Point of Beginning; thence leaving said south line North 00 degrees 27 minutes 51 seconds West for a distance of 759.81 feet to a rebar found stamped "BRG", passing through a rebar set stamped "Deckard" at 29.10 feet; thence North 89 degrees 37 minutes 59 seconds West for a distance of 291.63 feet; thence South 00 degrees 38 minutes 56 seconds East for a distance of 335.11 feet to a rebar set stamped "Deckard"; thence North 89 degrees 36 minutes 53 seconds West for a distance of 321.00 feet to a rebar set stamped "Deckard" on the west line of the Southeast quarter of said Section 20; thence along said west line North 00 degrees 38 minutes 56 seconds West for a distance of 1272.71 feet to a rebar set stamped "Deckard"; thence leaving said west line South 89 degrees 36 minutes 53 seconds East for a distance of 1204.50 feet; thence South 00 degrees 38 minutes 56 seconds East for a distance of 377.44 feet; thence South 89 degrees 36 minutes 53 seconds East for a distance of 119.75 feet; thence South 00 degrees 28 minutes 27 seconds East for a distance of 659.91 feet to a rebar found stamped "BRG", passing through a stone found at 381.89 feet; thence North 89 degrees 37 minutes 25 seconds West for a distance of 659.97 feet to a rebar found stamped "BRG"; thence South 00 degrees 27 minutes 39 seconds East for a distance of 659.84 feet to the south line of the west half of the Southeast quarter of said Section 20, passing through a rebar set stamped "Deckard" at 630.50 feet; thence along said south line North 89 degrees 36 minutes 53 seconds West for a distance of 49.92 to the Point of Beginning, containing 32.30 acres more or less.

Subject to the 25 foot dedicated right-of-way of W. Hendrick Road, and all legal easements of record. Acreage less right-of-way dedication is 32.27 acres more or less.

TRACT 2

A part of the West half of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

Beginning at a mag spike set marking the Southwest corner of the Southeast quarter of said Section 20; thence North 00 degrees 38 minutes 56 seconds West along the west line of said quarter for a distance of 424.65 feet to a rebar set stamped "Deckard", passing through a rebar set stamped "Deckard" at 25.00 feet; thence leaving said west line South 89 degrees 36 minutes 53 seconds East for a distance of 321.00 feet to a rebar set stamped "Deckard"; thence South 00 degrees 35 minutes 56 seconds East for a distance of 424.65 feet to the south line of the Southeast quarter of said Section 20, passing through a rebar set stamped "Deckard" at 396.93 feet; thence along said south line North 89 degrees 36 minutes 53 seconds West for a distance of 321.00 feet to the Point of Beginning, containing 3.13 acres more or less.

Subject to the 25 foot dedicated right-of-way of W. Hendrick Road, and all legal easements of record. Acreage less right-of-way dedication is 2.94 acres more or less.

TRANSFER AREA

A part of the West half of the Southeast quarter of Section 20, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a mag spike set marking the Southwest corner of the Southeast quarter of said Section 20; thence North 00 degrees 38 minutes 56 seconds West along the west line of said quarter for a distance of 424.65 feet to a rebar set stamped "Deckard" marking the Point of Beginning; thence continuing North 00 degrees 38 minutes 56 seconds West for a distance of 1272.71 feet to a rebar set stamped "Deckard"; thence South 89 degrees 36 minutes 53 seconds East for a distance of 321.00 feet; thence South 00 degrees 38 minutes 56 seconds East for a distance of 1272.71 feet; thence North 89 degrees 36 minutes 53 seconds West for a distance of 321.00 feet to the Point of Beginning, containing 9.80 acres more or less.

DEDICATION OF PUBLIC RIGHTS-OF-WAYS:

Owner/Developer: Indiana Quarries & Carvers, LLC (representative), John D. Steckling, and C. Michael Stigler, owners of the real estate shown and described herein do hereby certify, lay off and plat Tracts numbered one and two to be known as INDIANA QUARRIES & CARVERS TYPE "E" ADMINISTRATIVE SUBDIVISION. Rights-of-ways not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this plat shall be known as INDIANA QUARRIES & CARVERS TYPE "E" ADMINISTRATIVE SUBDIVISION.

There are building setbacks on this plat upon which no structures may be erected or maintained.

Witness our hands and seals this ____ day of _____, 20 ____.

Indiana Quarries & Carvers, LLC. (Representative) C. Michael Stigler
8383 N. Stinesville Road 8383 N. Stinesville Road
Gosport, Indiana 47433 Gosport, Indiana 47433
Phone #: (812) 935-8383 Phone #: (812) 935-8383

John D. Steckling
8383 N. Stinesville Road
Gosport, Indiana 47433
Phone #: (812) 935-8383

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in an for said County and State, personally appeared John D. Steckling and C. Michael Stigler, and Indiana Quarries & Carvers, LLC (representative) acknowledged the execution of the forgoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 20 ____.

Notary Public: _____

County of Residence: _____ (Seal)

My Commission Expires: _____

These parcels were approved by the Monroe County Plan Commission on:

Date: _____

STORM & SURFACE DRAINAGE:

This is to certify that subject properties do not appear to be located in a special flood hazard area, according to NFIP, Firm Panel #18105C0020D and 18105C0017D dated December 17th, 2010.

COMMISSION CERTIFICATE:

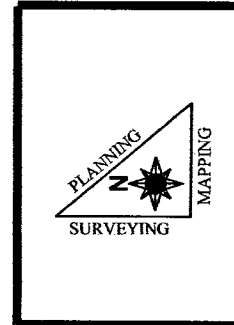
Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Administrative Subdivision procedure.

Monroe County Plan Commission:

President: _____

Secretary: _____

DECKARD
LAND SURVEYING
1604 S. HENDERSON STREET
BLOOMINGTON, IN 47401
TELEPHONE (812) 961-6235
FAX (812) 961-6235
EMAIL: DECKARD@MSN.COM



INDIANA QUARRIES & CARVERS
TYPE "E" ADMINISTRATIVE SUBDIVISION
A PART OF SECTION 20 T10N, R2W

REVISIONS	BY	DATE

SUBMITTED	AW & CD	DRAFTED	AEW	CHECKED	ELD	DATE
						8/16/16

JOB NUMBER
16-79
SHEET
2
OF
2
DATE
08/16/16
BNDY.SHT

Samuel Harrison &
Alexander Wilson
Chain bearers sworn

J. W. Spencer M. C. S.

Nov 15th 1839

ran a line for Samuel Harrison in Section No 14
T 9 R 2. west Beginning at the N E cor of Sec 22
then S 60° E 7 poles 12 1/2 links then N 85° E 189 poles 20
links then N 60° E 7 poles 12 1/2 links then S 85° E 159
poles 20 links to the beginning containing 7 acres
+ 1 quarter & 38 poles witness Beech 12 inch diameter
N 75° E 12 1/2 links dist Beech 8 inch diam S 86° E 37
links distant the above witness trees are 7 1/2 poles
South of the East 1/2 mile post of Section 14 T 9
R 2 west

J. W. Spencer M. C. S.

April 26th 1841

Surveyed for Henry Stone the following lot of land
in Section No 20 T 10 R 2. west Beginning at the S E
cor of Sec 17 T 10 R 2. west ran N 60° E 119 1/2 poles to
a stake witness trees Beech 11 inch diam N 85° E 16 1/4
links dist then S 85° E 42 poles to a large Sycamore
30 inch diam & corner then S 45° E 51 poles 16 links
to a stone then S 60° E 87 poles 10 1/4 links dist to a stone
witness trees Beech 20 inch diam N 28° E 26 links dist
then N 85° E 18 poles to a sugar and corner 24 inch
diameter then S 79° E 21 poles & 21 links to a small
Sycamore 3 inches diam & corner then S 37 1/2° E 64
poles to a sugar 15 inches diam & corner then N 85° E
8 poles to a stone witness Elm 13 inch diam S 70 1/2° E
25 1/2 links dist Ironwood 7 inch diam 29 1/2 links dist
then N 60° E 60 poles to the beginning

Henry Berry and
Henry Stone chain
Bearers sworn

J. W. Spencer M. C. S.